

McDowell Mountain Storage
Case Number 525-PA-02#1

The undeveloped Property is located southwest of the SWC of Bell Road and 94th Street and consists of approximately 229,505 square feet (5.27 acres), located in the McDowell Mountain Business Park.

This submittal is for an Internalized Community Storage building providing an amenity for the neighboring homeowners and business owners by allowing them a place to store their excess belongings (i.e. seasonal goods, furniture, financial records, etc) in a secure, managed and air-conditioned building in close proximity to their homes and businesses. The building will be constructed on approximately 70,568 square feet (1.62 acres) of the Property, with the balance (under separate Case Number) being used for Unoccupied Recreational Vehicle Storage.

This storage building consists of three stories above grade (plus a basement) with the third story being "stair-stepped" back. The north side of the third floor contains management offices allowing for the use of two large open balconies with a thickened parapet cap and open iron balcony railings. The windows will be of heavy office-grade tint with dark bronze frames. The windows located on the west and south sides of the building help to create some uniformity, however, they will be completely blacked-out on the interior side of the glass.

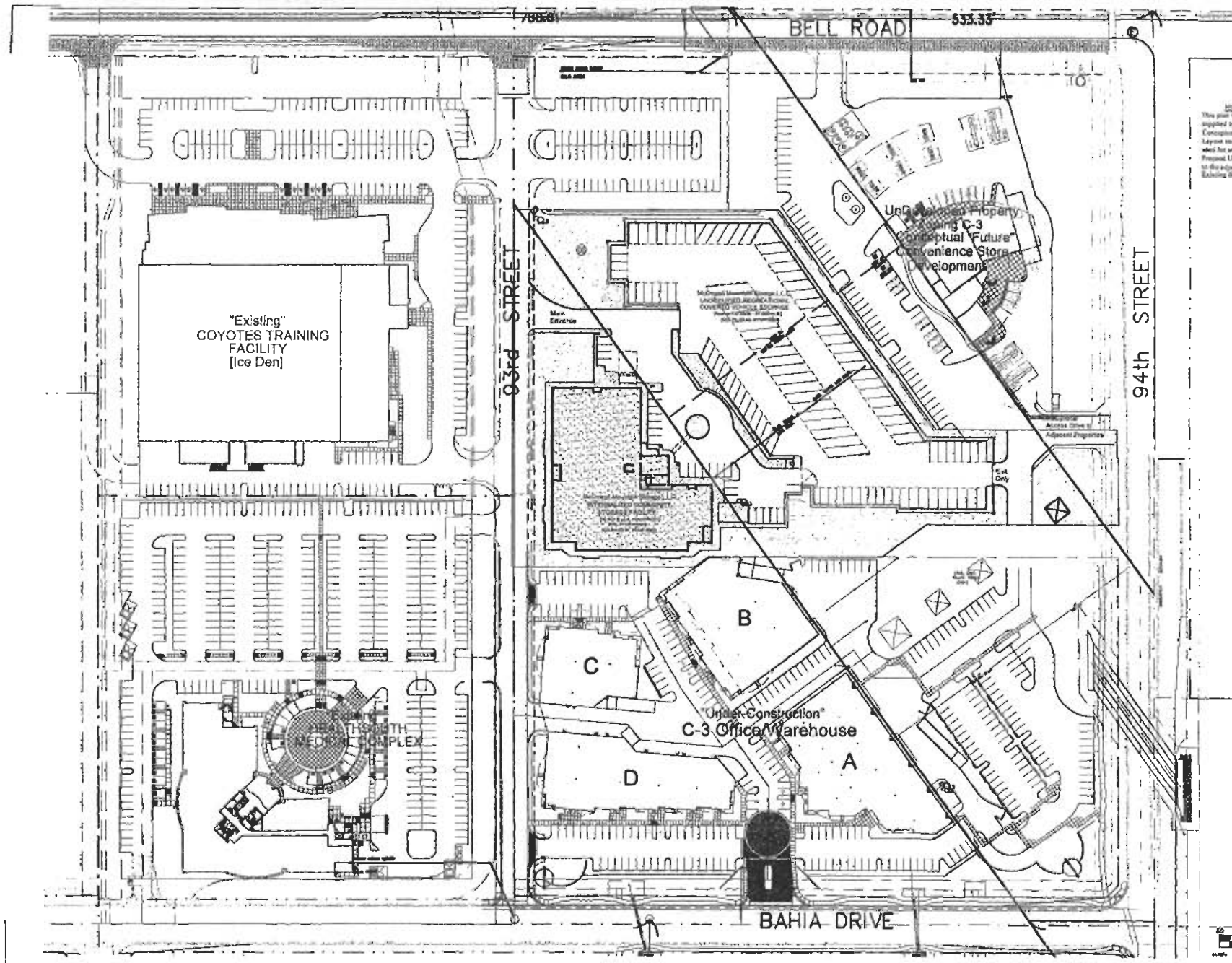
The center portion of the building consists of a two-story element, containing the sales office (on ground level) and living quarters for the manager directly above. Directly outside and to the east of the sales office is a beautifully landscaped circular island, providing for some soft relief in the parking lot area. The building has three secured means of access (entrance/exit) for customers, with the primary entrance being located adjacent to the sales office. The living quarters has a separate (private) entrance located to the east of the sales office and an open balcony patio facing to the north.

We have designed the building and wall elevations (material and color) to be consistent with the surrounding commercial buildings. The basement level will be constructed of poured-in-place concrete (water-proofed and flood-proofed) walls designed by FEMA guidelines. The above-ground structure will be constructed with steel-frame and an EIFS stucco finish application. We have incorporated score lines and thickened pop-out details at a majority of the window locations with a combination of two paint colors to accent these pop-out details (color samples are included in the submittal package). The entire roof will be a metal standing seam roof with matching thickened fascia around the perimeter (details and color included in the submittal package).

We have incorporated a number of trees in our landscaped areas in the front (east) and south sides of the property, providing for a soft warm feel to the building. Between the street and building will be a split-faced masonry block retaining wall that will help step the grade down as it falls from north to south along the site. The parking areas have been

screened with a 3'-0" tall split-faced masonry block wall and landscaping. These walls are designed with the same material and color (sample included in the submittal package) as the walls surrounding the Unoccupied Recreational Vehicle Storage area of the property. We are limited to the location and type of trees allowed to be located within the SRP easement area and we are restricted to no trees in the APS and Department of Energy (WAPA) easement areas.

Please feel free to contact Cody Martin or Hayes Martin at (480) 483-4902 with any questions or comments you may have in advance of the Design Review Board meeting.



96-DR-2003

SHEET DATA	
PROJECT NAME	C-3 OFFICE WAREHOUSE
CLIENT	McDowell Mountain Storage, L.L.C.
DATE	10/1/03
BY	HAYES'S MARTIN
CHECKED BY	HAYES'S MARTIN
APPROVED BY	HAYES'S MARTIN

A CUSTOM ARCHITECTURAL DRAFT BY:

HAYES'S MARTIN
DESIGN AND DEVELOPMENT, INC.
1118 West 10th Ave., Suite 101, Denver, CO 80202

PROJECT CLIENT:

McDowell Mountain Storage, L.L.C.
New S.W. Corner of 10th Street and 1st Street

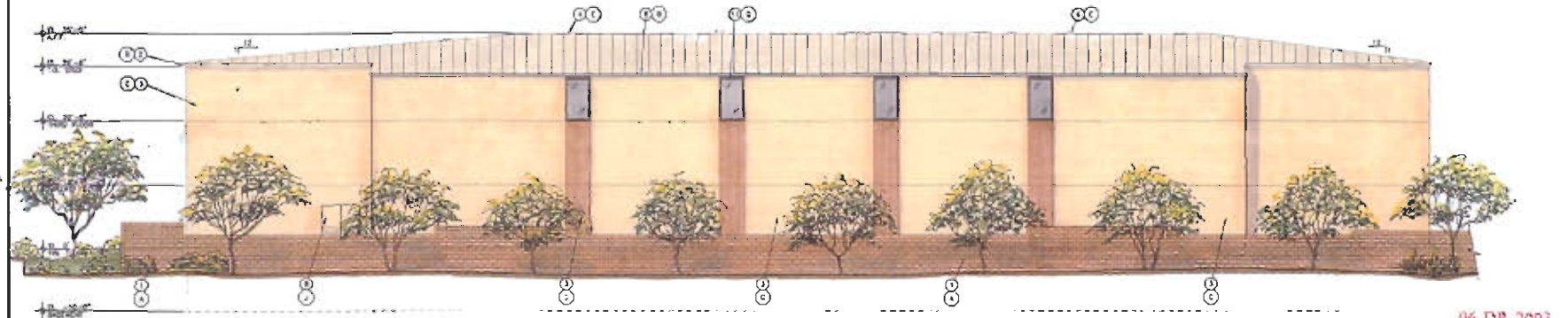
Site Plan w/
Surrounding Area
1/4" = 1'-0"

SHEET NUMBER
2



1 NORTH ELEVATION
1/8" = 1'-0"

- ### KEYNOTES
1. 8" x 12" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 2. 4" x 8" x 12" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 3. 2" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 4. 1" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 5. 1/2" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 6. 1/4" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 7. 1/8" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 8. 1/16" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 9. 1/32" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 10. 1/64" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY
 11. 1/128" x 4" x 8" EXPOSED SPLIT FACE BLOCK - WESTERN BLOCK COMPANY



2 SOUTH ELEVATION
1/8" = 1'-0"

- ### COLOR LEGEND
1. SPLIT FACE BLOCK - "SHOWHOUSE" FINISH
 2. METAL CLAY TILE - "SHOWHOUSE" FINISH
 3. STUCCO SYSTEM - "SHOWHOUSE" FINISH
 4. STUCCO SYSTEM - "SHOWHOUSE" FINISH
 5. STUCCO SYSTEM - "SHOWHOUSE" FINISH
 6. METAL CLAY TILE - "SHOWHOUSE" FINISH
 7. METAL CLAY TILE - "SHOWHOUSE" FINISH
 8. METAL CLAY TILE - "SHOWHOUSE" FINISH
 9. METAL CLAY TILE - "SHOWHOUSE" FINISH
 10. METAL CLAY TILE - "SHOWHOUSE" FINISH
 11. METAL CLAY TILE - "SHOWHOUSE" FINISH



MCDOWELL MOUNTAIN STORAGE, L.L.C.
S/WC OF BELL ROAD AND 94TH STREET
DA JOB #03264-00 - DESIGN REVIEW SUBMITTAL 12/17/03

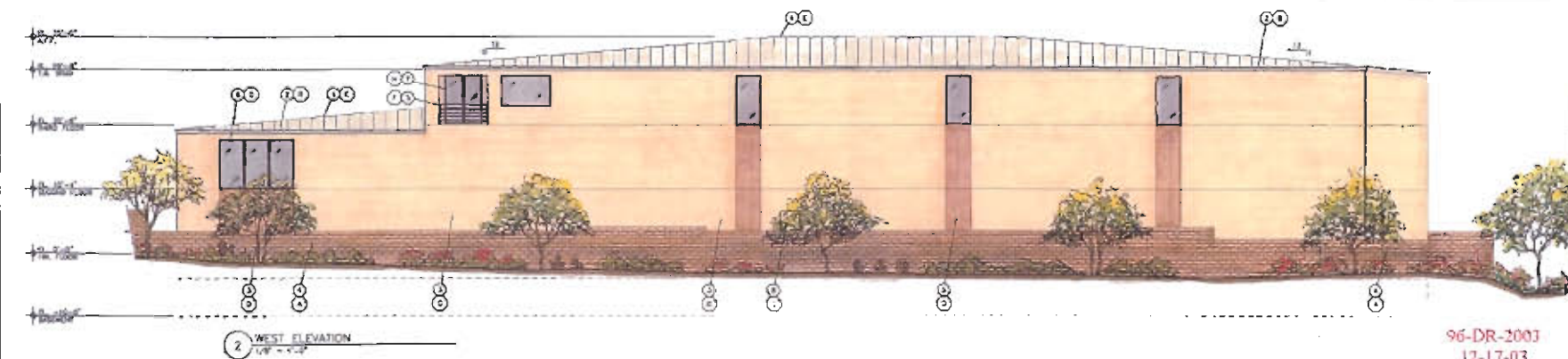
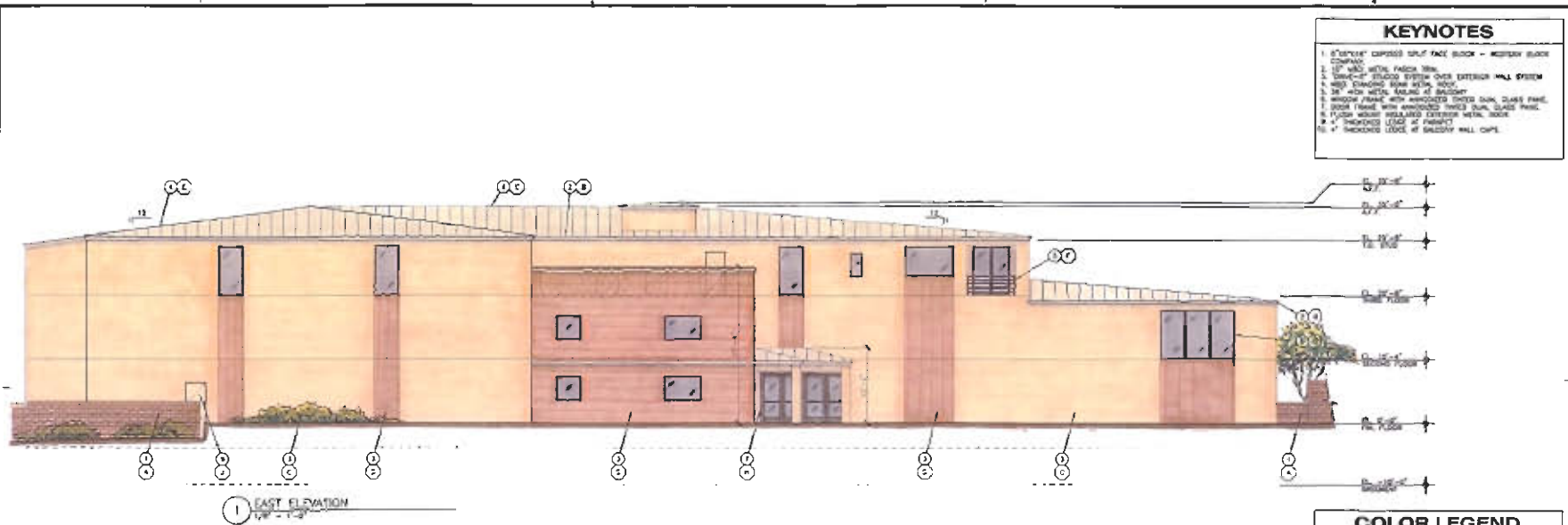
PROJECT NO.	03264-00
DATE	12/17/03
DESIGN BY	DA DESIGN ASSOCIATES
CHECKED BY	DA DESIGN ASSOCIATES
APPROVED BY	DA DESIGN ASSOCIATES
SHEET NO.	1

EXTERIOR ELEVATIONS

AS-201

96-DR-2003
12-17-03

MCDOWELL MOUNTAIN STORAGE - DA JOB #03264-00 - DESIGN REVIEW SUBMITTAL 12/17/03



MCOWELL MOUNTAIN STORAGE, L.L.C.
SVC OF BELL ROAD AND 94TH STREET

PROJECT NO.	96-DR-2003
DATE	12/17/2012
DRAWN BY	A. VILLARREAL
CHECKED BY	DAVID A. VILLARREAL
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LOCATION	94TH STREET
SHEET TITLE	EXTERIOR ELEVATIONS

96-DR-2003
12-17-03

AS-202